

PRE-SOLICITATION SYNOPSIS

Title: Design-Bid-Build (DBB) Construction Contract for Navy Exchange (NEX) Command, Main Store Expansion /Renovations at Naval Submarine Base New London (NLON), Groton, CT.

Solicitation Number: N40085-15-R-8737

Northern American Industry Classification System (NAICS): 236220 Commercial and Institutional Building Construction, with size standard of \$36,500,000.

Magnitude of Construction: Between \$5,000, 000 and \$10,000,000.

THIS PRE – SOLICITATION NOTICE IS NOT A REQUEST FOR PROPOSALS OR AN INVITATION FOR BID. The intent of this pre-solicitation synopsis is to make notice of a proposed contract action for NEXCOM Main Store Expansion /Renovations at Naval Submarine Base New London (NLON), Groton, CT.

DESCRIPTION OF CONTRACT: The Contractor shall provide all labor, supervision, engineering, design, materials, equipment, tools, parts, supplies, and transportation, to perform all of the services described in the plans and specifications. Project scope includes selective interior demolition of the current space to “white box” space suitable for reuse as NEX retail area for hardline goods. Demolition includes but not limited to: remove existing patron bathrooms, remove suspended ceiling and lighting, remove electric wiring back to panel boxes, remove interior finishes, remove chill boxes and refrigeration equipment, remove conveyor and enclose, demo walls in warehouse, remove hazardous materials including asbestos abatement and any other demolition required to accomplish the interior renovations of the building. Other improvements includes HVAC repairs, roof repairs, electrical repairs, fire protection system improvements to meet code, lighting, flooring, ceiling tile, fill conduit trench, repair doors and windows, reach-in refrigeration, walk-in beer cooler, install new bathrooms and other similar renovation upgrades. The NEX will remain open during construction.

Furniture, fixtures and equipment (FF&E) are included in the project scope of work. NEXCOM will obtain the funding and execute the procurement of the FF&E. Coordination and installation requirements of FF&E will be addressed in the construction bid documents.

UNRESTRICTED FULL AND OPEN COMPETITION: Small Business requirements do not apply to NEXCOM Non-Appropriated Funding (NAF) projects. The Contract Specialist performed market survey using the Dynamic Small Business search (DSBS). The search included the NAICS code 236220, bonding in the amount of \$10M and located in the New England region (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont). The firm’s capabilities narratives were then reviewed for the following key words: retail. Based upon search results, the Contracting Officer and Technical team has determined that there is not a reasonable expectation that a small business would respond or be able to perform the specialized requirements of this solicitation. This expectation is based upon facts that were returned in the research and historical data. As a result of the Dynamic Small Business Search the decision is set to solicit this procurement as an unrestricted Full and Open competition.

The estimated Period of Performance for this project including all options is 555 calendar days from date of award (excluding 15 days for payment and performance bonds processing).

The Government intends on issuing the solicitation, to include plans and specifications, approximately July 6, 2015. ALL DOCUMENTS will be in the Adobe Acrobat PDF file format and downloadable from the Navy Electronic Commerce Online (NECO) website. The official address to the solicitation is <https://www.neco.navy.mil> or www.fbo.gov. A free Acrobat Reader, required to view the PDF files, can be downloaded from the Adobe website. All contractors are encouraged to attempt download prior to obtaining the solicitation through alternate sources.

Amendments will also be posted on the websites. This is the normal method for distributing amendments; therefore, it is the offerors' responsibility to check the website periodically for any amendments to this solicitation.

The Government reserves the right to reject any or all proposals prior to award and also to negotiate with any or all offerors. OFFERORS ARE ADVISED AN AWARD IS ANTICIPATED WITHOUT DISCUSSIONS OR ANY CONTACT CONCERNING THE PROPOSALS RECEIVED. Offerors should not assume they would be contacted, or afforded the opportunity to qualify, discuss, or revise their proposals.

IMPORTANT NOTICE: All prospective offerors must be registered in the System for Award Management (SAM) database (www.sam.gov) and the Online Representations and Certifications Application (ORCA) database (<https://orca.bpn.gov>). Contractors will be searched against the Excluded Parties List (EPL) to ensure they are eligible for Federal contract awards. Contractors are encouraged to register for the solicitation when downloading from the website. The information being requested does not constitute a commitment on the part of the Government to award a contract nor to pay for any costs incurred as a result of replying to this notice.

Please forward technical inquiries in WORD format to Michael Greene via email to: Michael.Greene2@navy.mil or Alex Holmes via E-Mail at: alex.holmes@navy.mil

Commander, Navy Installations Command (CNIC), has established the Navy Commercial Access Control System (NCACS), a standardized process for granting unescorted access privileges to vendors, contractors, suppliers and service providers not otherwise entitled to the issuance of a Common Access Card (CAC) who seek access to and can provide justification to enter Navy installations and facilities. Visiting vendors may obtain daily passes directly from the individual Navy installations by submitting identification credentials for verification and undergoing a criminal screening/ background check. Alternatively, if the vendor so chooses, it may voluntarily elect to obtain long-term credentials through enrollment, registration, background vetting, screening, issuance of credentials, and electronic validation of credentials at its own cost through a designated independent contractor NCACS service provider. Credentials will be issued every five years and access privileges will be reviewed/ renewed on an annual basis. Further information regarding NCACS is forthcoming.

CONTRACTORS SHOULD PLAN ACCORDINGLY WHEN PERSONALLY DELIVERING PROPOSALS TO THE DESIGNATED GOVERNMENT INSTALLATION FOR A ONE-DAY PASS ACCESS. PLEASE ENSURE YOUR COMPANY PERSONNEL OR DELIVERY SERVICE CAN OBTAIN ACCESS TO THE DESIGNATED INSTALLATION TO AVOID DELAYS AND ACCESS BEING DENIED BY THE PASS AND ID OFFICE. GOVERNMENT EMPLOYEES DO NOT RETAIN RESPONSIBILITY FOR PICKING UP CONTRACTOR PERSONNEL OR PROPOSALS EXTERNAL TO THE DESIGNATED GOVERNMENT AGENCY OR INSTALLATION.